

087.0

0001

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
764,600 / 764,600
764,600 / 764,600
764,600 / 764,600
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
77		OAK HILL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SIEGEL JEFFREY S & NANCI M	
Owner 2:	
Owner 3:	

Street 1: 77 OAK HILL DRIVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: THISSEN MARIAN E -
Owner 2: -
Street 1: 9800 COLLINS AVE #102
Twn/City: BAL HARBOUR
St/Prov: FL Cntry:
Postal: 33154

NARRATIVE DESCRIPTION
This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		7840	Sq. Ft.	Site	
				0	70.	0.84 12

IN PROCESS APPRAISAL SUMMARY										User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				54979
101	7840.000	302,700	3,300	458,600	764,600	Entered Lot Size				GIS Ref
										GIS Ref
Total Card	0.180	302,700	3,300	458,600	764,600	Total Land:				Insp Date
Total Parcel	0.180	302,700	3,300	458,600	764,600					10/16/18
Source:	Market Adj Cost		Total Value per SQ unit /Card:	408.44	/Parcel: 408.44	Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID	087.0-0001-0010.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	302,700	3300	7,840.	458,600	764,600		Year end	12/23/2021	
2021	101	FV	292,400	3300	7,840.	458,600	754,300		Year End Roll	12/10/2020	
2020	101	FV	292,400	3300	7,840.	458,600	754,300		Year End Roll	12/18/2019	
2019	101	FV	231,400	3300	7,840.	425,900	660,600		Year End Roll	1/3/2019	
2018	101	FV	231,400	3300	7,840.	425,900	660,600		Year End Roll	12/20/2017	
2017	101	FV	231,400	3300	7,840.	373,500	608,200		Year End Roll	1/3/2017	
2016	101	FV	231,400	3300	7,840.	340,700	575,400		Year End	1/4/2016	
2015	101	FV	217,000	3300	7,840.	301,400	521,700		Year End Roll	12/11/2014	

SALES INFORMATION										TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
THISSEN MARIAN	43294-213		7/15/2004		480,000	No	No							
	7635-488		1/1/1901	Family		No	No	N						

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
7/1/2016	948	Manual	4,000		7/1/2016			Build new overhang		10/16/2018	MEAS&NOTICE	BS	Barbara S
6/13/2016	800	Window/S	22,900							5/30/2013	Info Fm Prmt	EMK	Ellen K
4/9/2013	512	Manual	14,500	C						4/6/2009	Meas/Inspect	345	PATRIOT
10/18/2004	1044	Redo Kit	18,800			G6	GR FY06			4/22/2005	Permit Visit	BR	B Rossignol
										11/17/2004	MLS	MM	Mary M
										4/3/2000	Measured	263	PATRIOT
										12/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	1	Rating: Good													36				
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units	1										
Color: YELLOW		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:		Frpl: 1	Rating: Good			Other													
GENERAL INFORMATION					WSFlue:	Rating:													
Grade: C - Average		CONDO INFORMATION																	
Year Blt: 1947	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdict: G6	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall		Functional:				Interior:		1	6	3									
Sec Int Wall:	%	Economic:				Additions:													
Partition: T - Typical		Special:				Kitchen: 2004													
Prim Floors: 3 - Hardwood		Override:				Baths:													
Sec Floors:	%	Total:	18.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electric:													
Subfloor:		Basic \$ / SQ: 110.00				Heating:													
Bsmnt Gar:		Size Adj.: 1.29102564				General:													
Electric: 3 - Typical		Const Adj.: 0.99989998				Totals		1	6	3									
Insulation: 2 - Typical		Adj \$ / SQ: 141.999																	
Int vs Ext: S		Other Features: 92907																	
Heat Fuel: 2 - Gas		Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 371854																	
% Com Wal	% Sprinkled	Depreciation: 69165																	
		Depreciated Total: 302689																	
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 087-0-0001-0010.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
3	Garage	D	Y	1	10X20	A	AV	1947	27.50	T	40	101			3,300		3,300		
More: N				Total Yard Items: 3,300				Total Special Features:				Total: 3,300				AssessPro Patriot Properties, Inc			